Quantum Loophole

Re-Envisioning Eastalco
Frederick County, MD.

November 2021

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Eastalco Frederick— An epitome of traditional American industry

2005-11 Shuttered Legacy Industry (photos courtesy of abandonedamerica.us)

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Razed in 2011. Environmental Mitigation (NFA) Completed 2018.
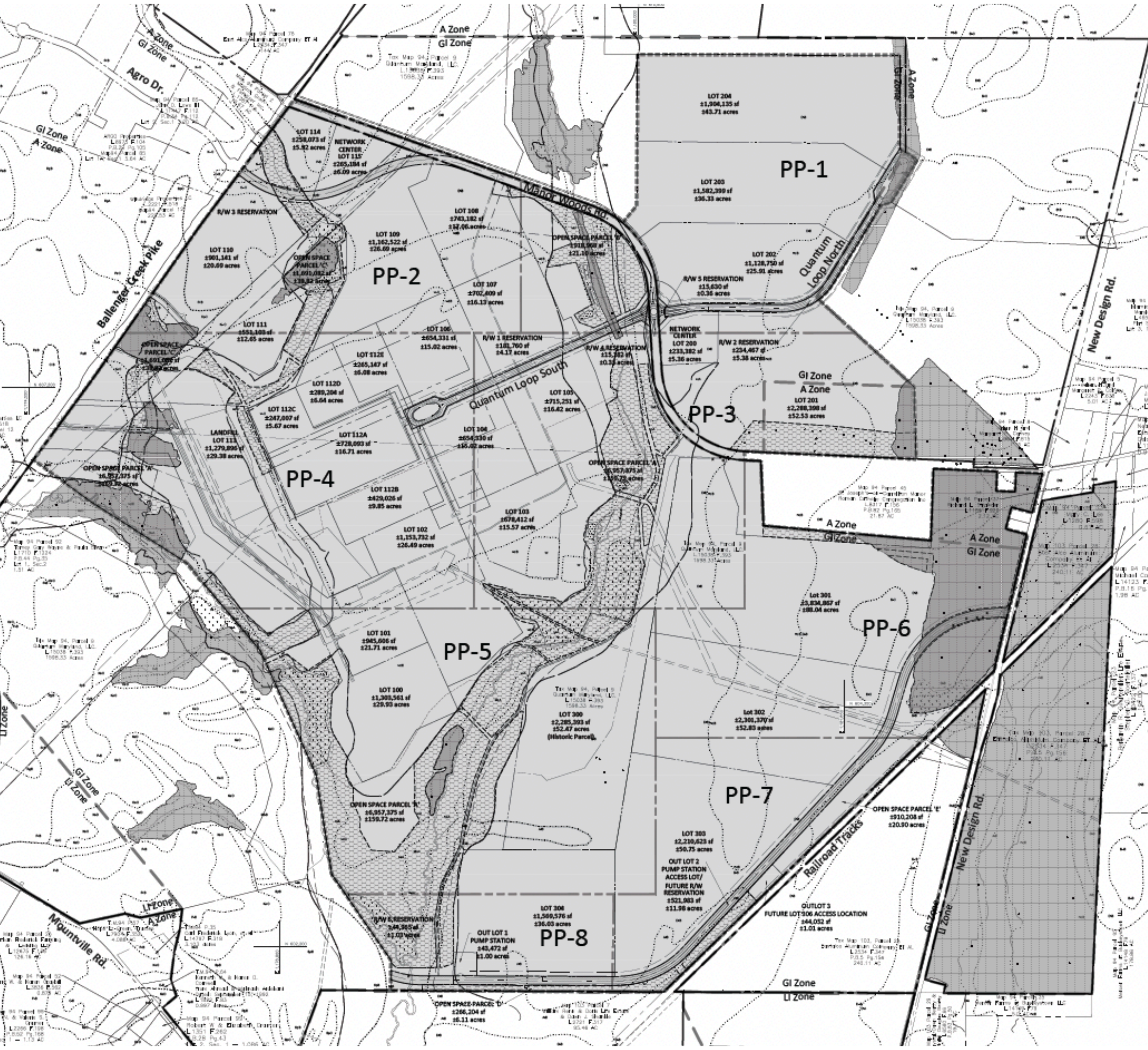
RE-ENVISIONING EASTALCO...

Quantum Loophole is developing a

CLEAN CLOUD COMMUNITY

that is master-planned to balance the synergies of

TECHNOLOGY, PEOPLE, AND NATURE

Quantum Loophole is building the world's first master planned cloud community.

This is Frederick County, not "Data Center Alley"

Attributes of a master planned data center community.....

- Neutral place that benefits the common needs to tenant and community

- Integrates the synergies of technology, people and nature

- Healthy balance of design form and engineering function

- Avoid industrial related domestic water and wastewater discharge

- Just-in-Time availability of space and utilities capacity

- Low cost renewable energy that enables the avoidance of backup generators

- High security / low visibility

Main Entrance
Security Control

Proposed Floodplain
Management and Stream
Restoration Planting

Proposed Entrance
Threshold Paving

Proposed
Security Fencing

Proposed Landscape
Buffer Improvements

5601 MANOR WOODS ROAD

Proposed Monument Sign
& Entrance Landscape
Improvements

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Credit: Design

VIEW FROM ST. JOSEPHS CARROLLTON MANOR
EXISTING

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VIEW FROM ST. JOSEPHS CARROLLTON MANOR
PROPOSED WITH BUFFER

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VIEW FROM CARROLL MANOR ELEMENTARY SCHOOL
EXISTING

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Future Carrollton Park

VIEW FROM CARROLL MANOR ELEMENTARY SCHOOL
PROPOSED WITH BUFFER & BERM

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BEES & TREES

- Balance pollinators (bees) with pollination (trees)

- Preserve and benefit longstanding local agriculture

- Align synergies between traditional and data farms

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NATIVE PLANTS AND GRASSES

- Use species of plants and grasses native to Frederick County

- No use of artificial landscape watering

- Use of natural grasses that when harvested (mowed) can be used to produce bio-char, which helps benefit local / agricultural soil stability.

AFFORRESTATION & STREAM RESTORATION

- 2:1+ approach to afforestation in open space areas

- Forest conservation easement of open space areas

- Stream restoration efforts for portion of Tuscarora Creek onsite

DARK SKY PRESERVATION

- POA recommendation guidelines align with International Dark Sky Association standards to preserve skyscapes.

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QL Approach to Water & Sewer

- Avoid continuous industrial domestic water use

- Implement non-potable "cooling water" use

- Encourage use to optimal Frederick County outside air economization advantage

- Recommend steps to discourage industrial wastewater discharge

- Preliminary plat / subdivision entitlements currently in process

- Adequate public facilities by Q1-2023

- ~1GW electrical substation online in Q2-2023 (smaller capacity earlier)

- First data center online in later 2023

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